

## **\$580,000 - 8632 217 Street, Edmonton**

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MLS® #E4431948

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,312 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this stunning two-story home located in Rosenthal. Step inside and experience an open layout that seamlessly connects to the upper level, showcasing both space and elegance right from the start. The flooring throughout features a combination of tile, hardwood, and carpet. The kitchen is a chef's paradise, complete with granite countertops, ample cabinetry, a spacious walk-in pantry, a prep island, and a dining area. The living room is beautiful, highlighted by a floor-to-ceiling tiled gas fireplace, making it an ideal spot for hosting gatherings. For those who work remotely, the sophisticated main floor office with glass privacy doors offers a perfect workspace. The upper level radiates sophistication with a sizable bonus room, three bedrooms, and a primary en-suite bathroom featuring five pieces that are truly awe-inspiring. The yard is beautifully landscaped, featuring a deck, patio, lawns, trees, and shrubs. Move in and relish the experience.

Built in 2013

### **Essential Information**

MLS® #	E4431948
Price	\$580,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,312
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8632 217 Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 4R5

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Other, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaping Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Other, Brick, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	April 21st, 2025
Days on Market	3
Zoning	Zone 58
RE / Bank Owned	Yes
HOA Fees	250
HOA Fees Freq.	Annually

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